



National Brownfields Assessment Pilot

St. Louis, MO

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA selected the City of St. Louis for a Brownfields Pilot. The City of St. Louis is facilitating the assessment, cleanup, and redevelopment of the Dr. Martin Luther King Business Park (MLKBP). Over the past 45 years, the City of St. Louis has lost half of its jobs and two thirds of its population to areas outside St. Louis. This has resulted in urban decay and a substantial reduction in the City's tax base.

MLKBP is a 26-acre site assembled by the City of St. Louis' Planned Industrial Expansion Authority (PIEA) to attract jobs for nearby residents whose current median household income is \$9,700. Prior to redevelopment, several businesses expressed interest in locating in the industrial park, but the threat of environmental contamination precluded any redevelopment of the area. It is estimated that at least 51 percent of the jobs that would be created by a brownfields initiative at this site would be held by low to moderate income residents.

OBJECTIVES

The objective of this Pilot is to assess and cleanup the Dr. Martin Luther King Business Park (MLKBP). The strategy of the City of St. Louis and its regional partners is to develop a solution to reverse the years of disinvestment and under-utilization that currently

PILOT SNAPSHOT



St. Louis, Missouri

Date of Award:
September 1995

Amount: \$200,000

Site Profile: The Pilot targets the 26-acre Dr. Martin Luther King Business Park located adjacent to the north side of the downtown area.

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plague the City. Specifically, the City wants to use cleanup and redevelopment activities undertaken at MLKBP as a Brownfields Redevelopment Model that can be applied elsewhere in the City and nationwide.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Characterized environmental concerns at more than eight city blocks within the MLKBP;
- Established strategies for financing costs that exceed property values including: reimbursing assessment and cleanup costs for property owners; collaborating with the Missouri Voluntary Cleanup Program; and establishing escrow accounts of sale proceeds from PIEA properties to fund future assessment and cleanup efforts;
- Cooperated with the St. Louis Association of Community Organizations (SLACO), which includes several neighborhood associations and church partners, City Officials, and the PIEA; hosted more than six neighborhood meetings to keep residents informed of Pilot activities; and
- Developed a community outreach program. The St. Louis Development Corp. (SLACO) has begun working with PIEA and the RCGC Brownfields Task Force to develop a Brownfields Advisory Council to support the cleanup and redevelopment of brownfields throughout the City.

The Pilot is:

- Planning for the preparation of a Brownfields Redevelopment Model report to ensure the transfer of knowledge gained at the MLKBP to other sites within the region and nationwide. The City, working with the Regional Commerce and Growth Commission (RCGC), has already begun to address brownfields properties outside the MLKBP;
- Organizing and paying the administrative expenses of a voluntary Environmental Consultant Committee to:
 - Guide the selection of assessment and cleanup criteria;

- Participate in the development of risk-based, uniform cleanup standards for Missouri, based on future property use; and
- Apply common sense approaches to assessment and cleanup that are protective of human health and the environment.

LEVERAGING OTHER ACTIVITIES

Experience with the St. Louis Pilot has been a catalyst for related activities including the following.

- Completed environmental assessment and cleanup activities at the MLKBP property purchased in mid-1996 by Medco Tool Company. Medco recently submitted their final report to Missouri's Voluntary Cleanup Program for approval. Construction of Medco's new 25,000 square foot distribution center has started. It is estimated that construction of this facility will create 25-30 new jobs.
- Completed construction of a 20,000 square foot building by Die Cutting Diversified, Inc., an existing business, that has decided to remain in the MLKBP and expand. The company holds an option on adjacent property, which is undergoing environmental assessment before preparation of a cleanup plan.
- Working with two additional companies interested in expanding existing or locating new facilities in the MLKBP on assessment and cleanup priorities.
- Identified six blocks of the MLKBP to be included in the proposed Golf Course/Neighborhood Redevelopment Plan. The plan includes a golf learning center, 700 homes, and a 9-hole golf course. The City has applied to the Department of Housing and Urban Development for funding.
- Establishing local revolving loan fund.
- Working with State agencies to implement the recently enacted Missouri Abandoned Property Re-use Act ("Brownfields Act").
- Developed an environmental training curriculum in partnership with St. Louis Community College.